
2024/0401

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13 South Close, Royston, Barnsley, S71 4NT

Alterations to existing roof with change from hipped roof to pitched roof with increase in height and installation of rear dormer window to enable loft conversion.

Site Description

The application relates to a plot located to the southern end of South Close – a residential cul-de-sac located in an area that is principally residential characterised by two-storey dwellings of a similar scale and appearance with hipped roofs. Some properties have pitched and gable roof types.

The property in question is a two-storey detached dwelling constructed of red brick with a hipped roof with grey roof tiles. The property is fronted by a mix of hard and soft landscaping. The hardstanding extends along to the south side of the property with cover provided by an attached canopy. To the rear is an existing single storey extension and rear garden.



Planning History

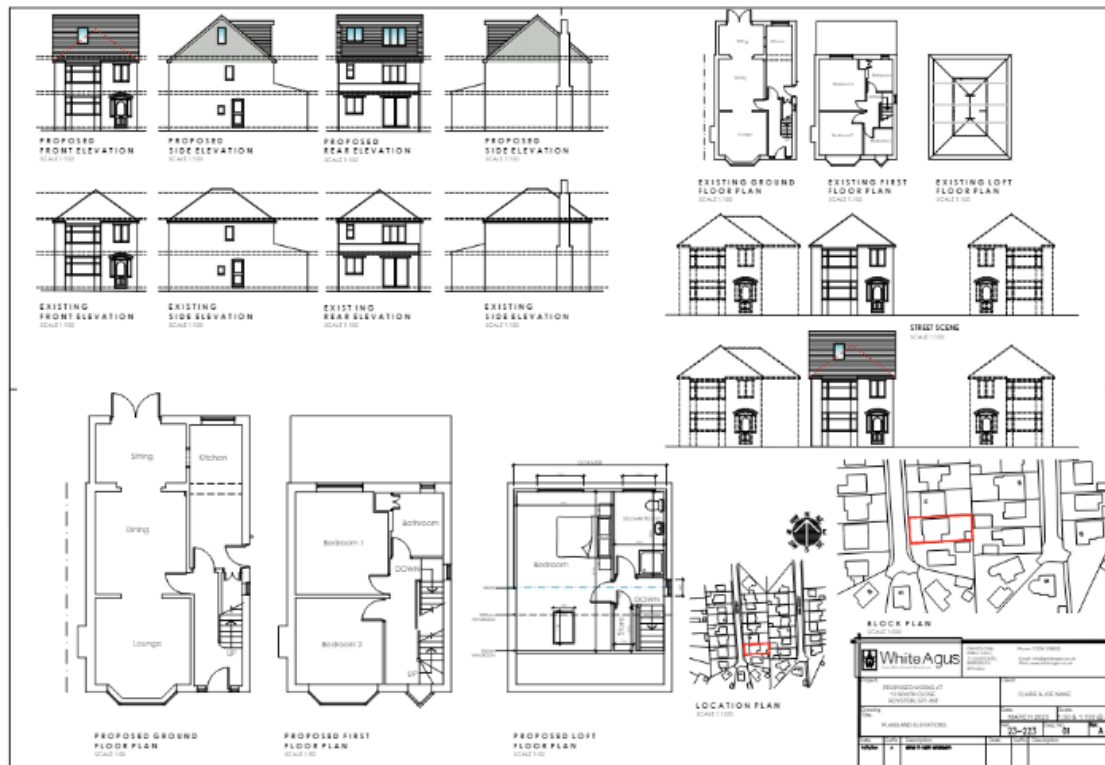
There is one application associated with this site:

1. B/79/0029/RO – Extension to dwelling. – Historic.

Proposed Development

The applicant is seeking permission for alterations to the existing roof with a change from a hipped roof to a pitched roof with an increase in height and the installation of rear dormer window to enable a loft conversion.

The proposed increase in roof height would be approximately one metre. The proposed rear dormer window would adopt a flat roof with a total height of approximately 2.6 metres and would have an approximate width of 5.6 metres and an approximate total rearward projection of 3.3 metres. The proposed external materials would closely match those used in the external construction of the existing building.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle if they would remain subservient to and are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

South Close is a residential cul-de-sac characterised by two-storey dwellings of varying scale with a relatively consistent appearance derived from red brick constructions and hipped roofs. The building lines either side of South Close are relatively uniform and existing ridge lines are mostly consistent and uninterrupted with limited existing examples of alternate roof types with greater roof heights.

It is acknowledged that, to a degree, the change from a hipped roof to a pitched roof with an increase in height could alter the character of the street scene, especially as the proposal would introduce a new interruption into a relatively consistent existing ridge line and would adopt an alternative roof type that is not commonly featured in the locality. However, the proposal would adopt sympathetic materials that would closely match those used in the external construction of the existing building and would maintain the existing eaves height which could maintain a degree of continuity with surrounding properties in the street scene. The design of the proposal would be reflective of similar development works that were approved and undertaken at 12 South Close which is located on the west side of South Close and two address north of the application site. The application property is relatively concealed and would only become prominent in the street scene to the south end of the cul-de-sac where there is no provision for through traffic. As such, it is not considered that any potential impact of the pitched roof with an increase in height would be significantly more harmful.

The proposed dormer window would be set back from the eaves, set in from the gable elevations and set below the ridge of the new roof and would be constructed of closely matching external materials. The dormer would adopt a flat roof which is not preferred. However, as the dormer would be located to the rear of the application property, it would not be visible from the public realm of South Close and would therefore not contribute nor impact the character of the street scene.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The application property is located to the north of 15 South Close and to the south of 11 South Close. It is acknowledged that the proposed increase in height could contribute to some overshadowing, specifically to 11 South Close. However, 11 South Close is built up to the northern boundary of the application site and therefore any potential impact would likely occur and be limited to the roof of the neighbouring property.

New glazing would be located on all elevations with a new roof light to the street-facing roof plane, a new window to the south side elevation of the application property and windows to the proposed rear dormer. The proposed roof light would be inserted at an angle, would be located highly within the roof plane and would maintain an existing separation distance to the neighbouring properties opposite. The proposed side-facing window would serve a non-habitable space (stair landing) and would face towards the north side elevation of 15 South Close where two windows are located. However, the Council will only seek to protect windows serving principal habitable rooms on the front and rear elevations and not secondary windows on side elevations. The proposed windows to the rear dormer would maintain a sufficient separation distance (21 metres or more) to the first-floor rear-facing habitable room windows of the neighbouring properties opposite.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

The proposal would not impede existing parking arrangements and would not result in a requirement to provide additional parking spaces.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**